



***LEESBURG BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT***

PUBLIC HEARING: APRIL 16, 2012
AGENDA ITEM 6b

BAR Case No.: THLP-2012-0023

Reviewer: Christopher Murphy, Zoning Administrator

Address: 510 Principal Drummond Way, SE,

Zoning: B-2, H-2 Overlay District

Applicant/Owner: Loudoun County Public Schools, Applicant/Owner

Engineer: Bowman Consulting Group, Ltd.

ISSUE/FACTS: This application is a revision of previously approved case number TLHP-2010-0044 Frederick Douglas Elementary School. Recall that the original case involved the demolition of the former LCPS Douglass Support Facility and construction of the new elementary school building. The proposed revision is limited to the request to replace the 38" - 42" metal handrail (guard) meant for use on top of walls with the same style 6' high black vinyl coated chain link fence that was approved for use in other areas on the school site where there are no walls.

The BAR shall note that staff has the authority to administratively approve a COA for fence replacements only within the H-1 District. (TLZO 7.5.6.A. Lighting, Fences, Paving and Color) This administrative review of COAs authority is not extended within the H-2 Corridor District.

STAFF ASSESSMENT: The staff assessment of the original application made the point that the subject property will have no impact on the East Market Street corridor since it is not visible from that road. This condition applies even more so to any fencing that will be installed on the subject property. In fact, to illustrate how none of the proposed replacement fencing will be visible from off-site let alone E. Market Street, the highest fence will be that installed atop the proposed retaining wall in the southeast corner of the subject property nearest to Sycolin Road. The base of this fence will be installed 10' - 12' below the elevation of Sycolin Road. The top of the 6' fence will then be 4' - 6' below the elevation of Sycolin Road.

STAFF RECOMMENDATION/DRAFT MOTION

(Based on the BAR's discussion at the meeting, any changes to the language of either part of the motion should be incorporated as necessary.)

Based on the facts that:

- The subject property is not visible from the H-2 Corridor roadway, E. Market Street; and,
- The proposed fencing will not be visible from and therefore have no impact on the H-2 Corridor

Staff recommends approval of TLHP-2012-0023 as submitted.